

WARRANTY DEED

Form WD-1
Revised 08/2022

Project:	1401280
Code:	N/A
Parcel:	35
Page:	1 of 2

THIS INDENTURE WITNESSETH, That Charles J. Galema, the Grantor(s) of Tippecanoe County, State of Indiana Convey(s) and Warrant(s) to The Board of Commissioners of Tippecanoe County in the State of Indiana, the Grantee, for and in consideration of the sum of Eighty-eight thousand and 00/100 Dollars (\$88,000.00) (of which said sum \$88,000.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record. The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The grantor(s) assume(s) and agree(s) to pay the 2022 payable 2023 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the County in the event of any non-payment.

Interests in land acquired by The Board of
Commissioners of Tippecanoe County, IN
Grantee mailing address:
20 N. 3rd Street
1st Floor
Lafayette, IN 47901

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Page: 2 of 2

IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 17 day
of MARCH, 2023.

Charles J. Galema (Seal) _____ (Seal)
Signature Signature

Charles J. Galema
Printed Name Printed Name

Signature (Seal) Signature (Seal)

Printed Name Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Charles J. Galema, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 17 day of MARCH, 2023.

CLD
Signature

Printed Name

My Commission Number

My Commission expires

I am a resident of _____ County.



CLIFTON DICKERSON, Notary Public
Allen County, State of Indiana
My Commission Expires August 27, 2023
Commission No. 671065

This instrument prepared by: Douglas J. Masson #19474-53, Attorney, Hoffman, Luhman, & Masson Attorneys at Law, 200 Ferry Street, Ste. C, Lafayette, IN 47901

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless otherwise required by law. Douglas J. Masson

EXHIBIT "A"

Project: 1401280
Parcel 35 Fee Simple
Form WD-1
Key #79-02-36-351-002.000-023

Sheet 1 of 2

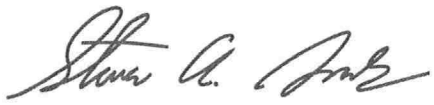
A part of the Southwest Quarter of Section 36, Township 24 North, Range 5 West, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked "Exhibit "B", described as follows: Commencing at the southeast corner of the West Half of said Southwest Quarter, being the point designated "503" on said Exhibit "B"; thence North 89 degrees 37 minutes 19 seconds West 784.19 feet along the south line of Section 35, Township 24 North, Range 5 West; thence North 48 degrees 27 minutes 27 seconds East 1,419.81 feet to a south corner of the grantor's land; thence South 84 degrees 14 minutes 43 seconds East 1,006.75 feet along the southeastern line of the grantor's land to the point designated "945" on said Exhibit "B", said point being the Point of Beginning of this description; thence North 00 degrees 20 minutes 23 seconds East 210.55 feet to the point designated "1168" on said Exhibit "B"; thence North 6 degrees 41 minutes 32 seconds West 50.36 feet to the point designated "1169" on said Exhibit "B"; thence North 18 degrees 07 minutes 13 seconds West 91.59 feet to the point designated "1170" on said Exhibit "B"; thence North 30 degrees 13 minutes 45 seconds West 96.15 feet to the point designated "1171" on said Exhibit "B"; thence North 40 degrees 07 minutes 24 seconds West 102.19 feet to the point designated "1172" on said Exhibit "B"; thence North 48 degrees 12 minutes 25 seconds West 119.96 feet to the point designated "1173" on said Exhibit "B"; thence South 41 degrees 47 minutes 43 seconds West 610.00 feet to the point designated "1174" on said Exhibit "B"; thence North 48 degrees 12 minutes 17 seconds West 145.00 feet to the point designated "1175" on said Exhibit "B"; thence North 17 degrees 12 minutes 19 seconds East 324.42 feet to the point designated "1176" on said Exhibit "B"; thence North 41 degrees 47 minutes 43 seconds East 350.00 feet to the centerline of Morehouse Road; thence South 48 degrees 12 minutes 19 seconds East 450.80 feet along said centerline to the point designated "712" on said Exhibit "B"; thence continuing along said centerline 268.78 feet along an arc to the right having a radius of 394.91 feet and subtended by a long chord having a bearing of South 28 degrees 42 minutes 21 seconds East and a length of 263.62 feet to the east line of said Southwest Quarter; thence South 00 degrees 17 minutes 33 seconds East 274.05 feet along said east line to said southeastern line of the grantor's line; thence North 84 degrees 14 minutes 43 seconds West 42.08 feet along said southeastern line to the Point of Beginning, containing 4.364 acres, more or less, inclusive of the presently existing right of way, containing 0.284 acres, more or less.

EXHIBIT "A"

Project: 1401280
Parcel 35 Fee Simple
Form WD-1
Key #79-02-36-351-002.000-023

Sheet 2 of 2

This description was prepared for the Board of Commissioners of Tippecanoe County by DLZ Indiana, LLC and certified by Steven A. Jones, Indiana Registered Professional Surveyor, License No. 20200010, on the 5th Day of October, 2020.



Steven A. Jones, P.S
Indiana Registered Professional Surveyor No. LS20200010



Revised: 10/5/2022

Parcel: 35
Project: 1401280
Des. # 1401280
County: TIPPECANOE
Section: 35 & 36
Township: 24N
Range: 5W

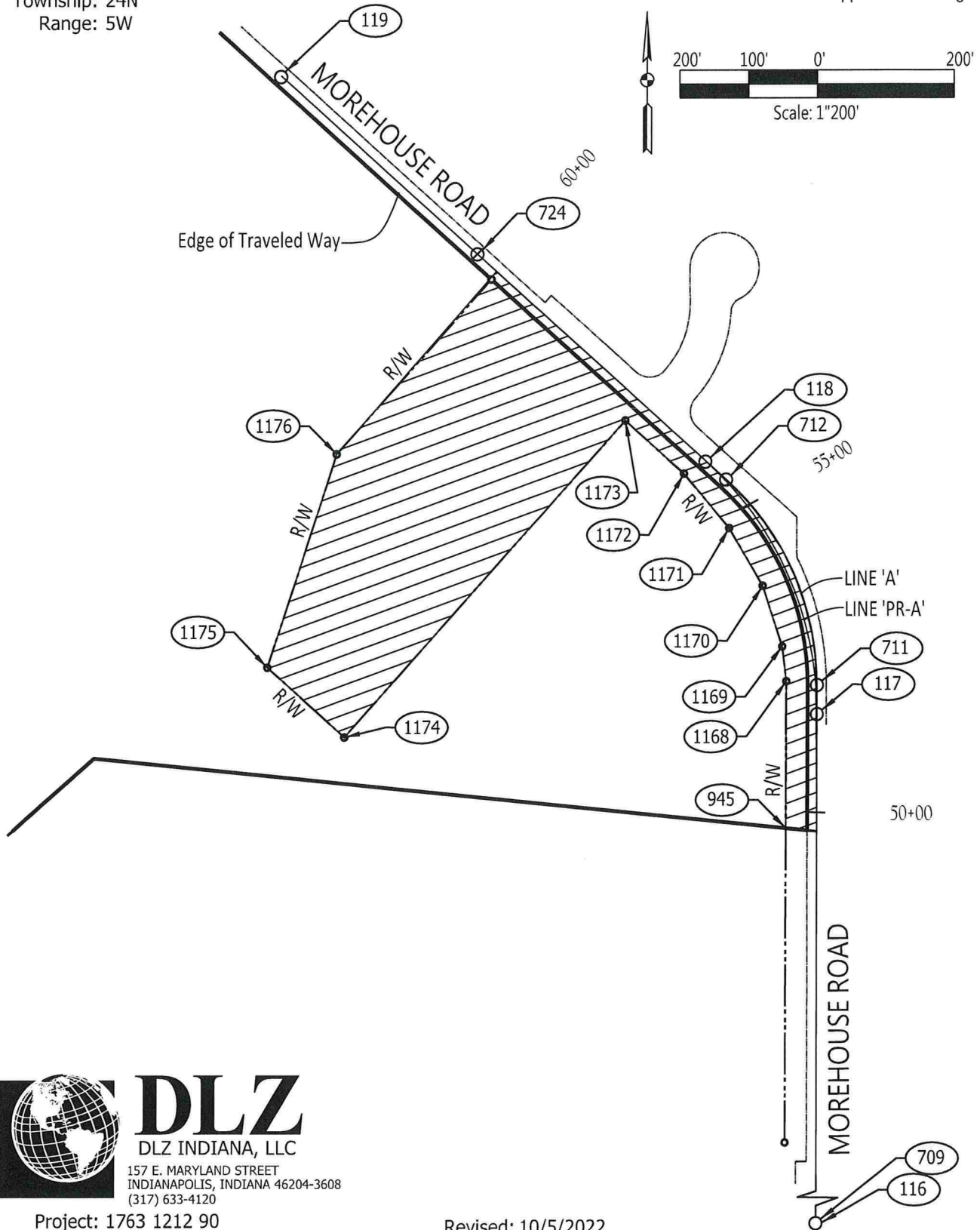
Right of Way Parcel Plat Exhibit "B"

Owner: Charles J. Galema

Code: N/A
Page: 2 of 3
Prepared by: S. Hartman
Checked by: A. Cleveland

 Hatched Area is the
Approximate taking

200' 100' 0' 200'
Scale: 1"=200'



DLZ
DLZ INDIANA, LLC

157 E. MARYLAND STREET
INDIANAPOLIS, INDIANA 46204-3608
(317) 633-4120

Project: 1763 1212 90

Revised: 10/5/2022

Parcel: 35
 Project: 1401280
 Des. # 1401280
 County: TIPPECANOE
 Section: 35 & 36
 Township: 24N
 Range: 5W

Right of Way Parcel Plat

Exhibit "B"

Owner: Charles J. Galema

Code: N/A
 Page: 3 of 3
 Prepared by: S. Hartman
 Checked by: A. Cleveland

Line 'PR-A' Data Table			
116	P.T. 40+87.26 = P.O.T. 40+87.26 Line 'A'	1903864.8848	2992930.9339
117	P.C. 51+40.30 = P.O.T. 51+40.30 Line 'A'	1904917.9209	2992933.7963
$\Delta = 48^{\circ}21'37''$ Lt. $R = 485.00'$ $L = 409.36'$ $T = 217.77'$ $E = 46.65'$			
118	P.T. 55+49.66 = P.O.T. 55+54.52 Line 'A'	1905280.8175	2992772.0359
119	P.O.T. 63+79.00 = P.O.T. 63+83.85 Line 'A'	1905833.5471	2992153.7410

Parcel Coordinate Chart (Shown in Feet)					
Point	Northing	Easting	Station	Offset	Line
941	1904302.7727	2992877.1239	45+25.00	55.00' Lt.	'PR-A'
945	1904752.8093	2992888.3473	+PL (49+75.07)	45.00' Lt.	'PR-A'
1168	1904963.3560	2992889.5954	51+90.00	42.00' Lt.	'PR-A'
1169	1905013.3744	2992883.7264	52+45.00	40.00' Lt.	'PR-A'
1170	1905100.4243	2992855.2402	53+45.00	40.00' Lt.	'PR-A'
1171	1905183.5023	2992806.8310	54+50.00	40.00' Lt.	'PR-A'
1172	1905261.6153	2992741.0006	55+60.00	35.00' Lt.	'PR-A'
1173	1905341.5920	2992651.5371	56+80.00	35.00' Lt.	'PR-A'
1174	1904886.8188	2992244.9890	56+80.00	645.00' Lt.	'PR-A'
1175	1904983.4572	2992136.8872	58+25.00	645.00' Lt.	'PR-A'
1176	1905293.3623	2992232.8500	59+60.00	350.00' Lt.	'PR-A'
501	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
503	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
709	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
711	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
712	SEE LOCATION CONTROL ROUTE SURVEY PLAT				
724	SEE LOCATION CONTROL ROUTE SURVEY PLAT				

Note: Stations & Offsets control over North & East coordinates and Bearing & Distances

SURVEYOR'S STATEMENT:

To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded as Instrument #201717017449 in the Office of the Recorder of Tippecanoe County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

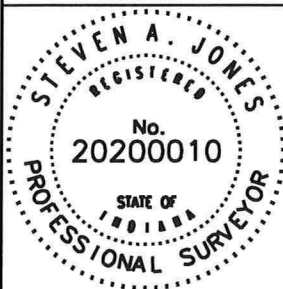


Date: 6/25/2020

Revised: 10/5/2022

Project: 1763 1212 90

STEVEN A. JONES P.S.
 20200010



DLZ
 DLZ INDIANA, LLC

157 E. MARYLAND STREET
 INDIANAPOLIS, INDIANA 46204-3608
 (317) 633-4120

The attached Warranty Deed – Parcel 35 Morehouse Rd. Project is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this 3 day of April, 2023

Tracy A. Brown, President

Thomas P. Murtaugh, Vice President

David S. Byers, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: _____
Jennifer Weston, Auditor